

**PLANNING COMMISSION
MEETING MINUTES
Monday, June 6, 2022**

I. Call to Order and Roll Call

The Meeting of the Planning Commission was called to order at 7:00 PM by Chairman Matt Kowalski with roll call:

Matt Kowalski, Chair
Allison Heatley
Chet Hill

Thomas Phillips
Kyle Marsh
Wa Hubbard, Ex-officio

Jim Carty
Karen Roberts
Dustin Wise

Student Reps: Isabella Malek and Stuart Bovich present

Also present: Michelle Aniol, Community Development Manager; Pamela Weber, Recording Secretary; Grace Whitney, Associate Planner; Josh Tanghe, Assistant to the City Manager, Mike Auerbach, Consulting Planner; Patrick Droze & Stacie Serdar, OHM Advisors

Also attending remotely: Ed Baas, Jason Biggs,

II. Action on Meeting minutes from: Regular Minutes of May 2, 2022

Motion; Heatley; support Hill to approve the May 2, 2022 Regular Meeting Minutes as presented.

Unanimous voice vote approval.

III. Approval of agenda

Motion Carty; Wise Heatley to approve the agenda as presented.

Unanimous voice vote approval.

IV. Public Hearing(s) - None

V. Pre-Arranged Participation - CommonSail- presentation of concept for 3045 Broad Street.

- The Key Development Themes are Housing, Connectivity, Placemaking and Low-Impact Design.
- The parties involved in the project are CommonSail Investment Group, Developer; Obrien Construction Company, Inc., Construction Manager; Krieger Klatt Architects, Design Architect/Architect of Record.

- Three parcels are involved, one owned by the DDA, one City owned and one privately owned.
- Overall, Washtenaw County is growing in population as compared to the entire State of Michigan.
- The employment drivers in Washtenaw County are diverse.
- There is a growing educational base in Dexter.
- Nearly 50% of all Dexter residents commute out of the region or even out of state for employment. This suggests that the quality of life in Dexter attracts residents regardless of commute times and employment.
- The median household income in Dexter is over \$100k, with households spending approximate 27% of their income on housing. For a renter, this would mean, that a typical resident would be willing to spend on average, \$2,375 / month.
- Dexter has its own unique identity. It is not the way it is because of Ann Arbor. It is an affluent community.
- Real estate demand 2.3% increase. Inventory is low.
- Prototypical Dexter residents are desiring authentic experiences and walkability.
- The Design – high quality, a lot of windows, sidewalks, trees, benches, places for the public, an exciting environment that is an extension of the downtown. There will be a pocket park in between the buildings, rain gardens, etc.
- With a diverse mixture of uses including residential, ground floor retail, parking, and public spaces, the proposed development incorporates 170 units of various studio, 1-BR, 2-BR, 3-BR units with over 6,000 SF of common area amenities, 7,000 SF of public space, and over 9,000 SF of ground floor retail, along with a 208-space parking deck, and 60 surface parking spaces.
- The development team with input from Rich and Associates, a leading parking consultant in the State of Michigan, assessed various parking solutions for the site, including surface, underground, and above-grade parking deck.
- We will consider setting the building back an additional 20' to include bike racks, etc.
- The project is inspired by local industry with a façade of brick and crown molding.
- We are layering in appropriate financing for parking. About a 57Mil project without the parking deck.
- Commissioner comments:
 - Like the modification you have included since the initial presentation. Lighting will be important. Encourage you to look at stepping the building back some so it does not overwhelm the creek area. Would likely be accepted by the community more if it

was stepped back. The wide sidewalks are helpful. That is well done with the updates you have made. It is a very enticing project.

- In response to a question from a Commissioner, the property will be 3rd party managed. Additionally, we have developed 40 communities in Michigan.
- Resident Joan Windingham of 7581 Ann Arbor Street asked if most units are one bedroom and if so, is \$2400 the expected rent for a one-bedroom apartment? Ms. Windingham expressed concern about the cost and the lack of elevators. In response, the CommonSail team stated there are 2 elevators in each building and one in the parking garage. The goal is to provide a rental rate that is less than similar space in Ann Arbor.
- CommonSail will be presenting to the DDA and City Council this month as well.
 - A suggestion was made by a Commissioner to seek out public opinion on the project.

VI. Reports of Officers:

A. Chairman Report - None

B. Planning Commissioners and Council Ex officio Reports – No DDA meeting.

C. Committee Reports –

City Council:

- There were two work sessions, one on the budget and one on the fire station.
- Working on the fire station options.
- The short-term rental on Huron was approved.
- Started working on ballot language for selling equipment, etc.
- CIP got postponed as project costs need to be clarified.

D. Community Development Office Reports – CDM

- We started painting the sidewalks with temporary chalk paint to promote the “walk your wheels” message. A Commissioner commented the message is very friendly and positive. A discussion ensued including the fact that the message is not an ordinance, rather a strongly worded suggestion. Michigan State Law allows bikes on sidewalks.
- Ms. Aniol shared: Housing is Economic Development - A Guidebook for using Tax Increment Financing for Housing. The guidebook not only serves as a guide to the development process, but helps when making the case to investors and local leaders for housing needs in a community.
- The banners for the barricades are coming. The barricades are an improvement, they are lined up nicely.

VII. Citizen Wishing to Address the Commission (Non-Arranged Participation) - None

VIII. Old Business –

A. Zoning Ordinance Update – Review and discussion of complete draft of Zoning Ordinance Update, prior to scheduling a public hearing.

- Required parking for the proposed Mill Creek Brewery project was identified as the primary hurdle facing the applicants, from the beginning. As the project has grinded its way through the development review process, staff has fielded the following questions about parking requirements, commercial outdoor recreation uses, and the zoning of the property from the applicants, the community at large, Planning Commissioners, and Council members:
 - Why are there off-street parking requirements for Village Commercial, but not Central Business District?
 - Should off-street parking not be required in the VC Village Commercial District?
 - Why is commercial outdoor recreation a use in the VC Village Commercial District, but not the Central Business District?
 - Should commercial outdoor recreation uses be allowed in the CBD, and if yes, should they be principal permitted uses or special land uses?
 - Why was 8180 Main Street property zoned VC Village Commercial and not CBD Central Business District?
 - Should 8180 Main Street be zoned Central Business District? Are there other properties that are zoning VC that should be CBD, or vice versa?
- Please email Ms. Aniol with any typos or minor comments on the zoning ordinance document.
- The draft is ready for public hearing in July or August.
- Commissioner comments:
 - It is a great piece of work, thank you Mr. Marsh, Ms. Roberts and Mr. Phillips for that. There are real changes. Everyone on the sub-committee was awesome.
 - Concerns persist related to landmark tree removal criteria and replacement standards. Ms. Aniol will work with the consulting planners on language to lean toward preservation. There is an allowance in the ordinance for people to donate trees to other areas of City property if the replacement requirement leads to too many trees in one spot.
 - Recommend changing the language from “efficiency” to “studio”.
 - Recommend the parking requirement be a minimum of one space per unit and leave it up to the developer beyond that. Church parking should be reviewed. And, we need a parking

standard for preschools. They should be viewed the same as day care because children get dropped off similarly.

- Parking for restaurants should not be "by seat". This requires clarification.
- VC parking appears to be excessive.
- We should adopt the recognized standard for walking distance.

Motion Heatley; support Carty to set the public hearing for the August regular Planning Commission meeting.

Ayes: Wise, Roberts, Heatley, Marsh, Hubbard, Carty, Phillips, Hill, Kowalski

Nays: None

Motion Carries

IX. New Business –

- A. AP2021.22-14 CSP Kids' Land Montessori, 2870 Baker Road – Consider combined site plan for a proposed change of use at 2870 Baker Road, from medical/professional offices to a private school.

Presentation:

Ms. Mariah Fink, owner of Fink Law, introduced Mr. Tahir Mohamed. He and his family moved to Dexter in 2005. They have a Kids' Land Montessori in Dexter Township. They must vacate their current school property quickly and would like to relocate to Baker Road. They are requesting conditional approval tonight.

OHM Advisors reviewed the site plan, in accordance with the Zoning Ordinance and the City of Dexter Engineering Standards and offer the following comments.

1. The property is currently described to the center line of Baker Road. A quit claim dedication of the 33' portion of the described property in the current right-of-way should be provided as part of the site development.
2. The applicant shall provide documentation regarding the proper abandonment of the existing well (if completed already), or appropriate notes added to the plan specifying the well will be capped and abandoned in accordance with City, County, State regulations.
3. Due to the proposed change in use from mixed use to single use, only one water service and meter are permitted. The applicant shall coordinate with the City of Dexter DPW to properly cap one water service inside the building and make the other necessary plumbing modifications internal to the building for the entire building to be served by a single connection and meter. Calculations shall be provided demonstrating the single 1" service is sufficient for the fixture count in the proposed building.
4. The size of the existing water services shall be provided on the plans.

5. A sanitary sewer basis of design shall be provided on the plans to ensure proper accommodations are allocated for the proposed use.
6. It is noted that the applicant is proposing to remove impervious surface and changes to the existing stormwater management system are not required.
7. The location of the dumpster enclosure shall be identified on the plans. Truck turning templates (fire, garbage, etc.) shall also be provided on the plans to ensure adequate accessibility is provided.
8. Existing spot elevations shall be provided at all four (4) corners of the existing barrier-free parking space and access aisle, as well as along both sides of all sidewalk at 50-foot intervals to ensure ADA compliance. The applicant shall also clarify if a detectable warning is provided at the ramp near the access aisle. It currently appears the existing sidewalk may not be in compliance. All sidewalk that is out of compliance shall be removed and replaced accordingly.
9. The dimensions of the existing barrier-free parking space shall be provided on the plans to ensure ADA compliance.
10. A photometric plan shall be provided within the plan set, if applicable, per Dexter City Standards.
11. The Timing Sequence of Construction (Sheet C-6) shall be revised as needed to ensure an accurate sequence is provided.
12. A cross-section of the proposed concrete shall be provided on the plans.
13. A standard detail of the proposed bollards shall be provided on the plans.
14. The plans shall be signed and sealed by a registered engineer in the State of Michigan. The engineer's name and contact information shall also be provided on the plans.

Most comments are minor and can be addressed administratively.

Carlisle Wortman Associates, Inc. provided the following feedback as well:

AREA, WIDTH, HEIGHT, SETBACKS

As proposed, the building meets the dimensional standards of the Zoning Ordinance. However, two dimensions shown on the site plan are incorrect, as they do not match the definitions for those dimensions in the Zoning Ordinance. Lot width and building height need to be corrected.

NATURAL FEATURES

- 1) Revise discrepancies for existing trees between sheets in the site plan; 2) Update the tree inventory list to accurately reflect the number of required replacement trees; and 3) Applicant considers preserving the existing trees in good to fair condition, with the exception of trees 6 and 7, as labeled on sheet LP-1.

PARKING, LOADING

- 1) Provide the licensed authorized capacity so parking requirements can be calculated; 2) Eliminate the parallel parking space at the front of the building; and 3) Provide the information on parking required for final site plan review.

SITE ACCESS AND CIRCULATION

- 1) Eliminate the parallel parking space at the front of the building; and 2) Provide the driveways and intersections within 250 feet of the site.

LANDSCAPING

- 1) Consider recommendations in terms of tree preservation and fencing choices; 2) Provide details of all proposed fences; 3) Approval by Planning Commission of proposed species not in the recommended plant materials; 4) Clarify how trash will be stored and picked up from the site; and 5). Update the landscape plan as noted above.

FLOOR PLANS AND ELEVATIONS

- 1) Provide on the site plan a schedule indicating the percentage of façade materials totaling 100%; and 2) Provide a sample board of proposed building materials for the Baker Road façade.

DADF Requirements include:

- 1) Purchase and install a Knox Box; 2) Proper addressing of the property; 3) Purchase and installation of hand-held fire extinguishers; 4) Install No Parking Fire Lane sign(s) along driveway.

Along with Ms. Fink, Engineer Mr. Scott Shumaker reported the following: The overall goal is to maintain the building footprint and update the façade. Following initial recommendations, the owner has made the following changes/decisions. They would like to keep all of the trees except the one that is dead. No additional lights are being added. They will use the trash and recycle bins provided by the City. The business is licensed by the State for 98 children; however, due to parking ordinance requirements enrollment will be capped at 48 children, until they can obtain the additional parking. The owner plans to speak with neighboring businesses to see if they can lease supplementary parking. Parallel parking has been removed from the plan.

Commissioner discussion post presentation included concerns about pedestrian safety with the circulation of vehicles dropping off and picking up the children.

Motion Carty; support Wise that based on the information provided by the applicant, staff, CWA, OHM, and DAFD, and reflected in the minutes of its the

June 6, 2022 meeting, and pursuant to the requirements of Article XXI of the Zoning Ordinance, the Planning Commission moves to postpone action on the AP2021.22-14 Combined Preliminary and Final Site Plan for Kid's Land Montessori, dated May 9, 2022, until the next meeting, to allow the applicant more time to address the following:

1. Submittal of a three-dimensional color rendering and materials board;
2. Fencing visible from Baker Road to be constructed of decorative ornamental materials, such as wood or vinyl;
3. Submittal of fully dimensioned floor plan, drawn to a proper scale, and consistent with the site plan.
4. Provide "licensed authorized capacity".
5. Vehicle queuing during drop-off/pick-up to prevent back-ups on Baker Road;
6. Separation of the public sidewalk from the drive aisle to ensure pedestrian safety;
7. Preservation of health landmark trees;
8. Proposed use of rear yard;
9. Concerns cited in staff review dated, June 1, 2022, CWA review dated, May 26, 2022; and OHM review dated, May 26, 2022.

Ayes: Phillips, Wise, Hill, Roberts, Marsh, Hubbard, Carty, Heatley, Kowalski

Nays:

Motion carries

X. Proposed business for Tuesday, July 5, 2022:

- A. Kid's Land Montessori, Combined Site Plan Review
- B. Zoning Ordinance Update, review of additional changes

XI. Citizens wishing to address the Commission – None

XII. Adjournment

Motion Carty; support Heatley to adjourn at 9:36 PM

Unanimous voice vote approval.

Respectfully submitted,

Pamela Weber

Recording Secretary

Approved for Filing: July 5, 2022